

PLANNING BOARD
Thursday, 6th June, 2019

Present:- Councillor Sheppard (in the Chair); Councillors Bird, D. Cutts, M. Elliott, Sansome, Steele, John Turner, Walsh, Whysall and Williams.

Apologies for absence:- Apologies were received from Councillors Atkin and Tweed.

The webcast of the Council Meeting can be viewed at:-

<https://rotherham.public-i.tv/core/portal/home>

1. DECLARATIONS OF INTEREST

There were no Declarations of Interest to report.

2. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

3. DEVELOPMENT PROPOSALS

Resolved:- (1) That, on the development proposals now considered, the requisite notices be issued and be made available on the Council's website and that the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply.

In accordance with the right to speak procedure, the following people attended the meeting and spoke about the following applications:-

- Erection of 9 No. dwellinghouse with associated garages at land to rear 76 Moor Lane South Ravenfield for Mr Whitelock (RB2019/0365)

Mr. G. Whitelock (Applicant)

- Demolition of conservatory and erection of single storey front and rear extensions to attach to existing garage at 6 Hall Croft Wickersley for Mr S Mitchell (RB2019/0498)

Ms. J. Dungworth (Applicant)

(2) That applications RB2019/0365 and RB2019/0498 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That, with regard to application RB2019/0550 this be deferred to the next meeting.

(4) That application RB2019/0578 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and subject to an amendment to a plan in Condition 2 to now read:-

(Amended Unit E Roof Plan A-PL-04-002 Rev B) (Received 24/05/19)

4. PROPOSED TREE PRESERVATION ORDER NO 1, 2019 - LAND ADJACENT TO 43 CLEMENT STREET, KIMBERWORTH, ROTHERHAM

Consideration was given to a report of the Assistant Director of Planning, Regeneration and Transport concerning the proposed confirmation and serving of Tree Preservation Order No. 1 without modification with regard to a woodland on land adjacent to 43 Clement Street, Kimberworth, Rotherham under Section 198 and 201 of the Town and Country Planning Act 1990.

The site of forty individual trees and five groups of trees or shrubs/hedge groups was subject to a planning application seeking outline permission for the erection of eight dwellinghouses with all matters reserved. This application detailed ten category B trees being retained, where possible, as part of the finished scheme. The indicative site layout plan submitted showed that all but seven trees would be retained – a loss of at least forty-three trees.

The Council's Tree Service Manager had stated that the woodland provided a good level of amenity to the local area and whilst it was in need of some management its structure was good. In addition, the trees should be judged as a collective rather than just individually and the loss of the woodland, therefore, would be a great loss to the area.

It was noted that the indicative layout had tried to retain the best structured trees, but the removal of the woodland would remove more than just trees, it would remove habitat and niches that did not exist in individual trees. Accordingly, the Tree Services Manager had recommended that the whole site be covered by a Woodland TPO.

The proposed TPO was based on the trees on site being of good quality that provided an excellent level of amenity to the local area. They were likely to be capable of providing at least this level of amenity for the next four decades, though likely more as they grow. The current development proposal would see the decimation of the woodland that would not be replaced with the current poor replacement tree planting proposal. This could result in just a quarter of the current tree numbers remaining on site along with a massive reduction in habitat for wildlife.

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It was, therefore, considered that the objections to the Order have been carefully considered and that the Order had been made in accordance with Government guidelines and, therefore, recommended to be confirmed without modification.

In accordance with the right to speak procedure, Mr. R. Rogers (Objector) attended the meeting and spoke about this proposed Order.

Resolved:- (1) That the report be received and its contents noted.

(2) That the serving of Tree Preservation Order No. 1 2019 be confirmed without modification with regard to the Woodland situated on land adjacent to 43 Clement Street, Kimberworth, Rotherham under Section 198 and 201 of the Town and Country Planning Act 1990.

5. UPDATES

The following update was provided:-

(a) Completed Developments Tour

The date of the Completed Developments Tour was now set for Tuesday, 25th June, 2019 and confirmation of attendance was now required to Democratic Services.

Further suggestions of sites to visit were sought before a final itinerary was to be circulated.

6. DATE OF NEXT MEETING

Resolved:- That the next meeting of the Planning Board take place on Thursday, 27th June, 2019 at 9.00 a.m.